

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 12214 JEKEL CIRCLE FROM FAMILY RESIDENCE**
3 **(SF-3) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL**
4 **OVERLAY (LI-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to limited industrial service-
10 conditional overlay (LI-CO) combining district on the property described in Zoning Case
11 No. C14-2008-0095, on file at the Neighborhood Planning and Zoning Department, as
12 follows:
13

14 Lot 40, Joe P. Jekel Subdivision, a subdivision in the City of Austin, Williamson
15 County, Texas, according to the map or plat of record in Cabinet A, Slides 270-
16 272, of the Official Public Records of Williamson County, Texas (the "Property"),
17

18 locally known as 12214 Jekel Circle, in the City of Austin, Williamson County, Texas, and
19 generally identified in the map attached as Exhibit "A".
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:
23

- 24 A. A site plan or building permit for the Property may not be approved, released, or
25 issued, if the completed development or uses of the Property, considered
26 cumulatively with all existing or previously authorized development and uses,
27 generate traffic that exceeds 2,000 trips per day.
28
29 B. Adult oriented business use is a prohibited use of the Property.
30

31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the limited industrial service (LI)
33 base district, and other applicable requirements of the City Code.
34
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2008.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2008
7

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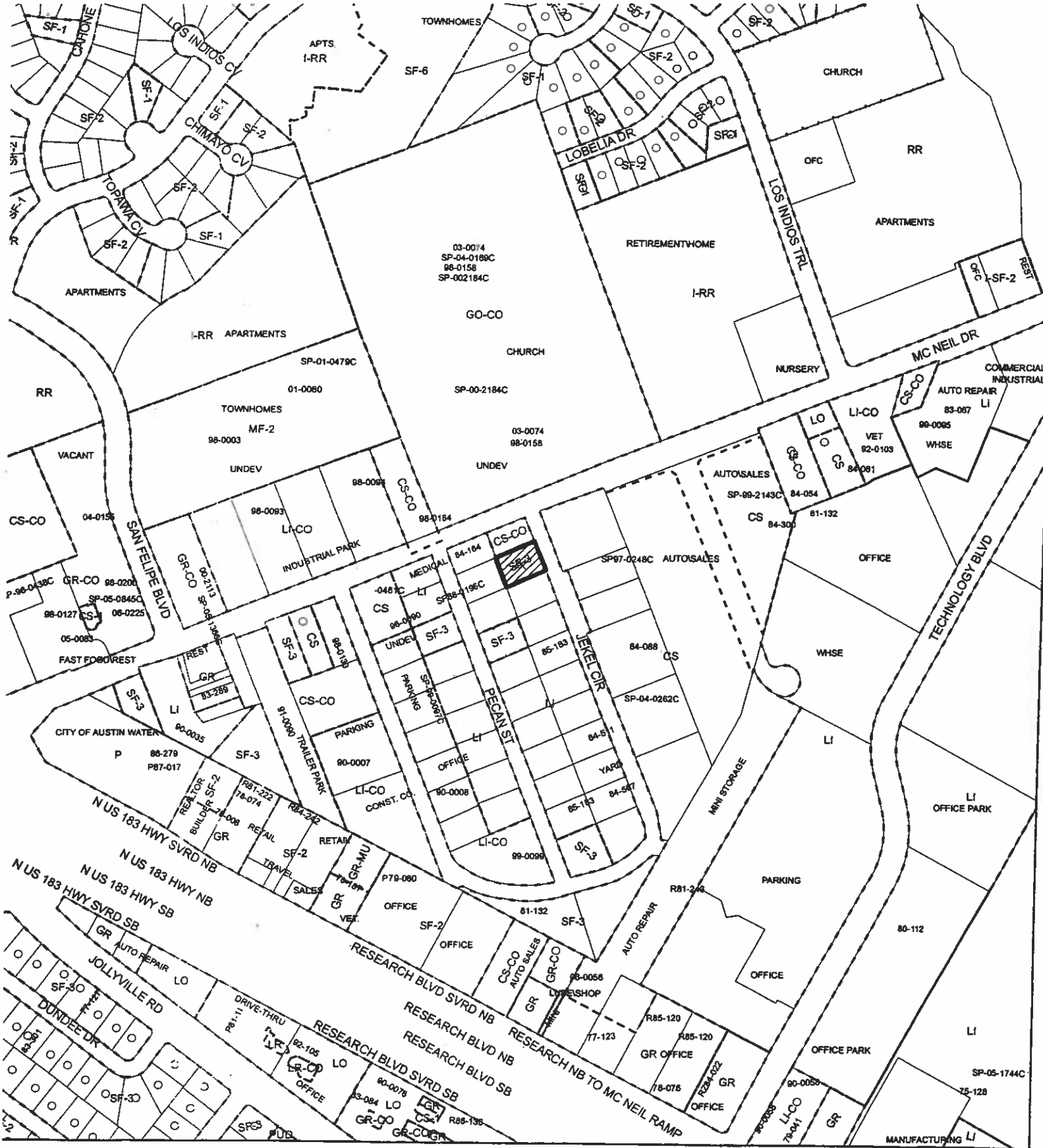
8 _____
9 Will Wynn
10 Mayor
11

12 **APPROVED:** _____
13

14 David Allan Smith
15 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2008-0095
 ADDRESS: 12214 JEKEL CIRCLE
 SUBJECT AREA: 0.31 ACRES
 GRID: H36
 MANAGER: S. SIRWAITIS



OPERATOR: S. MEEKS

1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

STREET DEED

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

KNOW ALL MEN BY THESE PRESENTS

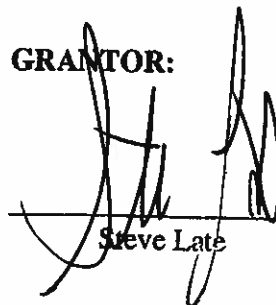
That Steve Late, of Williamson County, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-1088, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 0.028 acre (1,213 square feet) tract of land, more or less, being a portion of Lot 40, Joe P. Jekel Subdivision, in Williamson County, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 23 day of July, 2008.

GRANTOR:



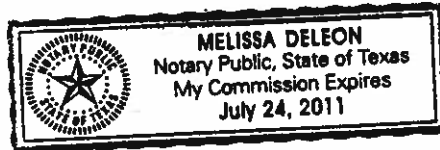
Steve Late

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§

This instrument was acknowledged before me on this the 23 day of July, 2008, by Steve Late.




Notary Public, State of Texas

Address of Grantors:

7011 McNeil Road
Austin, Texas 78757

AFTER RECORDING RETURN TO:

City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal

EXHIBIT A

DESCRIPTION

FOR A 0.028 ACRE (1,213 SQUARE FOOT) TRACT OF LAND, BEING A PORTION OF LOT 40, JOE P. JEKEL SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDES 270-272 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.028 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the northeast corner of said Lot 40, said point being also on the west right-of-way line of Jekel Circle (right-of-way width varies), for the northeast corner hereof;

THENCE with the east boundary line of said Lot 40 and the west right-of-way line of said Jekel Circle, **S 21°49'07" E** a distance of **100.17** feet to a point at the southeast corner of said Lot 40, for the southeast corner hereof;

THENCE with the south boundary line of said Lot 40 and continuing with the west boundary line of said Jekel Circle, **S 65°37'00" W** a distance of **12.20** feet to a point, for the southwest corner hereof, from which a ½" iron rod found at the southwest corner of said Lot 40 bears, **S 65°37'00" W** a distance of **122.20** feet,

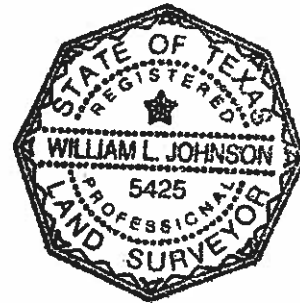
THENCE over and across said Lot 40, **N 21°43'37" W** a distance of **100.16** feet to a point on the north boundary line of said Lot 40, being also on the south boundary line of Lot 41 of said subdivision, for the northwest corner hereof, from which a ½" iron rod found at the northwest corner of said Lot 40 bears, **S 65°32'07" W** a distance of **121.79** feet;

THENCE with the north boundary line of said Lot 40 and in part with the south boundary of said Lot 41 and the east right-of-way line of said Jekel Circle, **N 65°32'07" E** a distance of **12.04** feet to the **POINT OF BEGINNING** hereof and containing 0.028 acre of land.

Bearing basis is referenced to the Texas State Plane coordinate system, central zone NAD 83 (HARN 93).

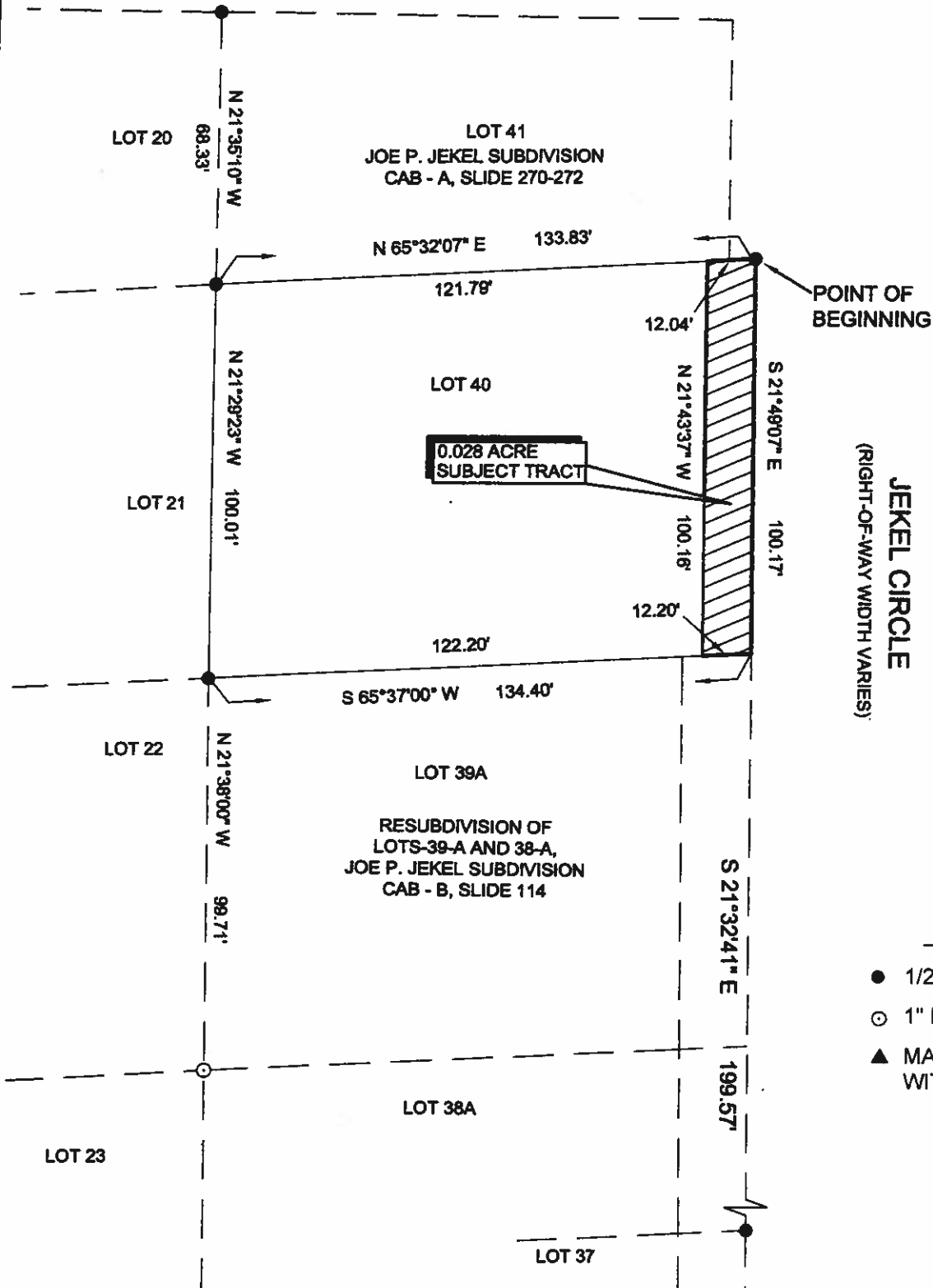
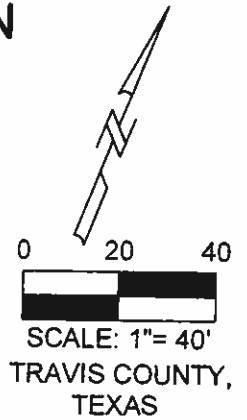
Surveyed under the direct supervision of the undersigned:

William L. Johnson 24 JUN 08
William L. Johnson Date
Registered Professional Land Surveyor No. 5425
Baker-Aicklen & Assoc., Inc.
405 Brushy Creek Rd
Cedar Park, TX 78613



SKETCH TO ACCOMPANY DESCRIPTION

McNEIL ROAD



LEGEND

- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- ▲ MAG NAIL FOUND WITH WASHER

JOB NO. 1800-1-001-15
BY: BJ
CHK BY: MAN
PAGE 3 OF 3

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
(512) 260-3700